

9 Ockbrook Court, Williamson Street

Lincoln, LN1 3EP

Book a Viewing!

£145,000

Positioned in a prime Uphill Lincoln location, just a short distance from the historic Bailgate and Cathedral Quarter, this superb Second Floor Apartment offers stylish, recently upgraded accommodation throughout. The property features an Entrance Hall, a light and spacious Lounge/Diner, a refitted Kitchen with storage cupboard, a generous Double Bedroom and a modern Shower Room. Outside the apartment enjoys the benefit of a communal car park, beautifully maintained shared gardens and a single garage in a block. Early viewing is strongly recommended to appreciate the setting and quality of this delightful home. NO CHAIN.





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SERVICES
Mains electricity, water & drainage. Electric central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.









ACCOMODATION

COMMUNAL ENTRANCE
With staircase to the second floor and door to the communal gardens.

ENTRANCE HALL
With intercom system, storage cupboard and laminate flooring.

LOUNGE/DINER
17' 4" x 12' 4" (5.29m x 3.76m) With double glazed window to the rear aspect, laminate flooring and electric radiator.

KITCHEN
8' 11" x 6' 7" (2.72m x 2.01m) Refitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for fridge and washing machine, large storage cupboard, laminate flooring and double glazed window to the rear aspect.

BEDROOM
13' 0" x 10' 1" (3.97m x 3.08m) With double glazed window to the front aspect, storage cupboard, laminate flooring and electric radiator.

SHOWER ROOM
6' 10" x 8' 6" (2.09m x 2.60m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator and laminate flooring.

OUTSIDE
The property benefits from a single garage in a block. There is also a communal car park. To the rear of the property there is a well maintained communal garden laid mainly to lawn with seating areas, mature shrubs and flowerbeds, and gated pedestrian access to Middleton's Field, leading towards Church Lane and the Bailgate.

LEASEHOLD INFORMATION
Length of Lease - 999 years from 5th June 1986

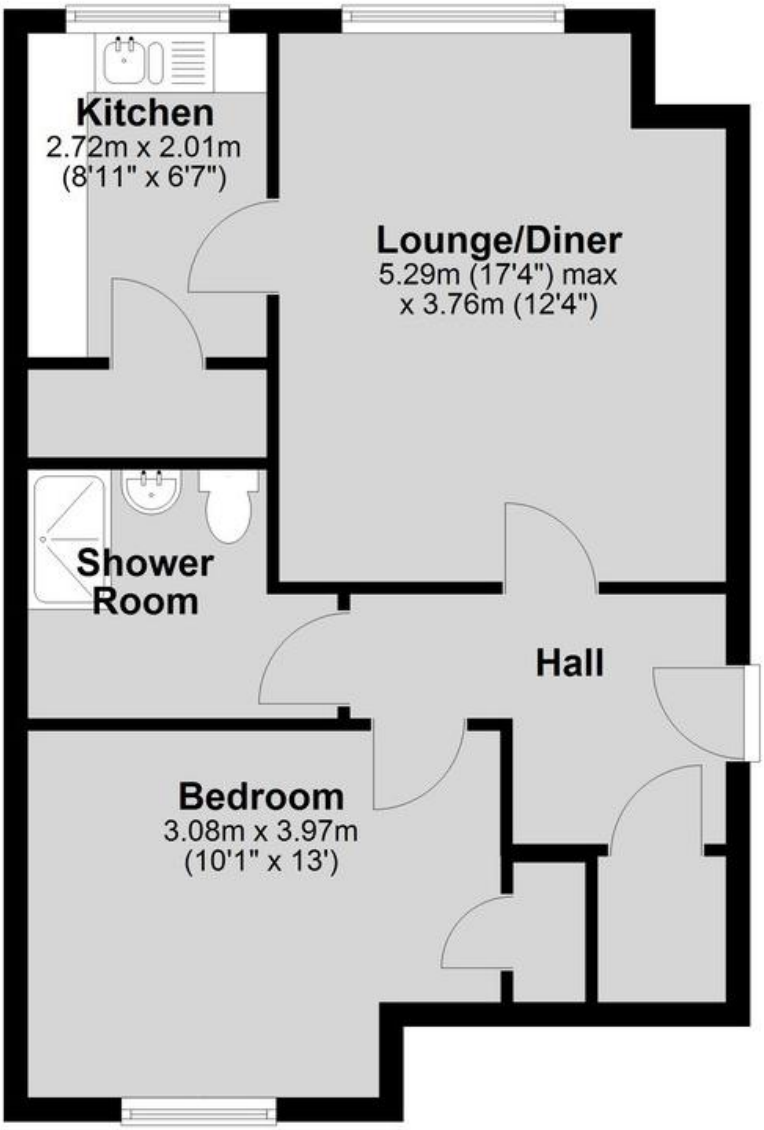
Years Remaining on Lease - 959

Annual Ground Rent - tbc

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

Second Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



Total area: approx. 50.7 sq. metres (545.9 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman